



BUTLER ROAD

Yale

ACT

  
**Andrew Pearce**  
PINNER

**BUTLER ROAD, HARROW, HA1 4DX** **£495,000**



**A three bedroom mid terrace house, set in a quiet location close to West Harrow Station. The property would suit those seeking a renovation project. Chain free sale.**

The accommodation comprises: Entrance hallway, a front aspect living room, study/ bedroom four, kitchen and bathroom to the ground floor.

To the first floor, there are three bedrooms.

Outside, there are front and rear gardens.

The property occupies a quiet position in ' Old Harrow', and is within a short walk of the Metropolitan line station at West Harrow.

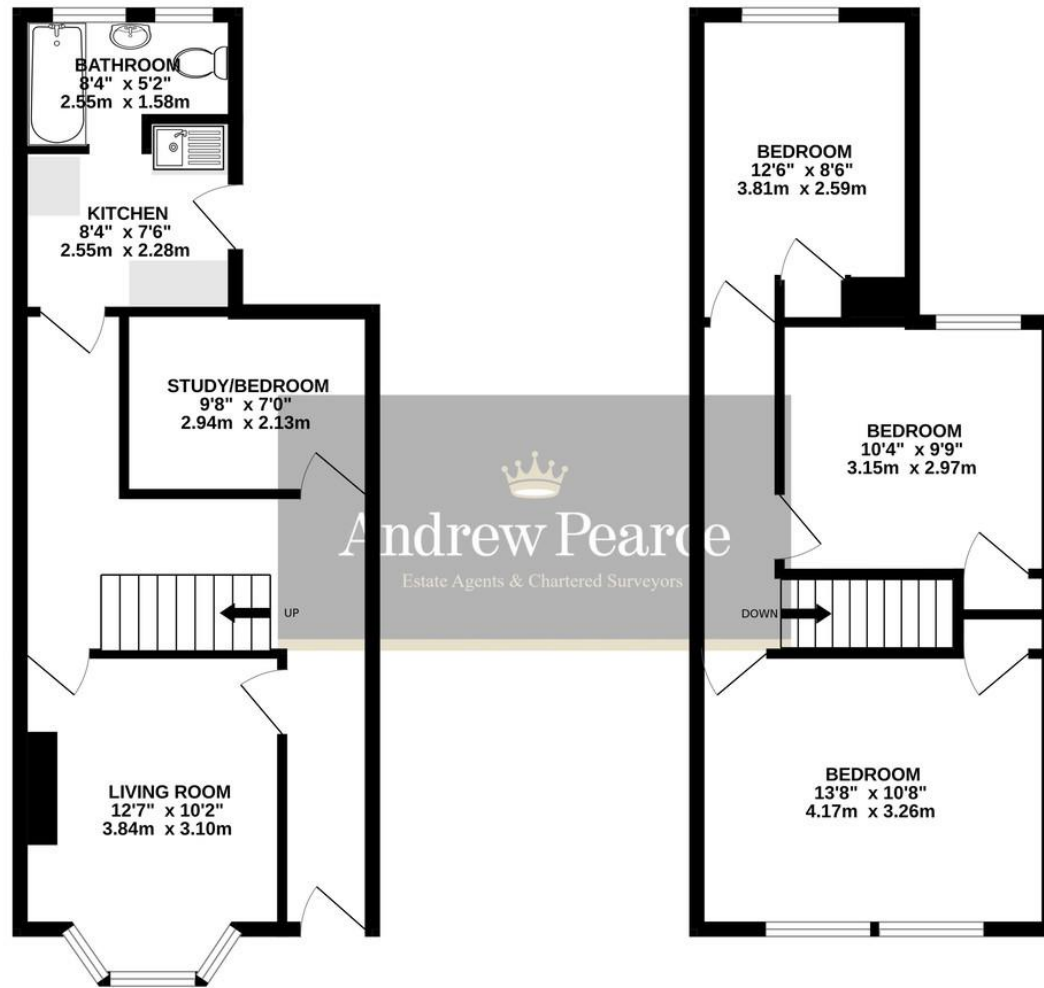
Modernisation required.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E	52   E	
21-38	F		
1-20	G		

GROUND FLOOR  
428 sq.ft. (39.8 sq.m.) approx.

1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



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TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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